



ALL ACTIVITIES SUMMARY

MST2007-00190

LANDSCAPING

Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.

<u>Activities:</u>	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
<i>Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.</i>				

<u>Status:</u>	<u>DISP</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
Building Permit Issued				
Application Received				04/18/07
ABR-FYI/Research	FEES			04/18/07

Fees were paid under review after final for MST2007-00119, we subsequently created a new case for this landscaping proposal.

Tony Boughman 564-5470 x 4539.

ABR-Consent (New)	CONT	04/23/07
(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)		

Continued one week with the following comments: 1) provide mitigation for tree removal; 2) provide landscape improvements appropriate to site improvement.

** MEETING ADJOURNED AT 7:13 P.M. **

ENV-MEA Prep-NO action req	DONE	04/23/07
ABR-Consent (Continued)	APVD	05/07/07
(Action may be taken if sufficient information is provided.)		

Preliminary Approval with the following conditions: 1) Provide complete landscape plan; 2) Screen the parking lot at Salsipuedes Street.

** MEETING ADJOURNED AT 8:45 P.M. **

ABR-Prelim Approval - Project	APVD	05/07/07
ABR-Resubmittal Received	RECD	06/21/07
Landscape plan received with park letter.		
ABR-Resubmittal Received	RECD	07/09/07
Tree preservation plan, wall details, planting details, revised landscape plan.		
ABR-Final Review Hearing	CONT	07/24/07
(Project was given Preliminary Approval at Consent Calendar.)		

Activities:DispDate 1Date 2Date 3

(7:47)

Present: Karen Quinn, Applicant; Randy Castellanos; Katy Rogers O'Riley, Office of Katy O'Riley Rogers.

Public comment opened at 8:04 p.m. The following individuals spoke with concerns:

Cheri Rae McKinney: No mention of a Stop Work Order or enforcement actions, rock wall had been bulldozed, presented photographs of actual field conditions. Concerns regarding misrepresentations by the applicant, work without permits, removal of landscaping, unsafe conditions; relocation of hitching post; requested site visit. Questioned why no staff report was being presented.

Julie Wood: Concerns regarding omission of any mention of mature specimen trees, requested mature specimen trees be added for screening, misleading information given to neighbors by applicant. block-wall in disrepair; lack of pedestrian access; loss of park-like atmosphere. Indicated she had spoken to Mr. Castellanos who confirmed that mature trees could fit at site.

Sharon Summer: requested screening elements and mature trees be added, had concerns on exposed roots of palm tree; unsafe tree condition; destruction of the corner of Anapamu and Salsipuedes. Presented photographs of the true height of the retaining wall.

Public comment closed at 8:18 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Applicant to complete the working drawings as required for Final Approval.
- 2) Applicant to provide working drawings, and keying of working drawings to the locations on the plan for retaining wall along Salsipuedes and, if required, along Anapamu.
- 3) Replace existing falling down concrete and/or stacked block sandstone, with appropriately designed retaining wall system in that location. Drawing should show heights of wall above sidewalk at each location.
- 4) Verify the historic location of the hitching post, provide details for returning the post to the historic location, and improving that area of the easement.
- 5) Provide parkway planting and trees. Verify with City Arborist the official tree and number of trees required.
- 6) Applicant to verify that all roof drainage and site drainage is properly handled on and off site per City standards.
- 7) Applicant to verify and possibly relocate the stairs off Salsipuedes, and the location of the existing large palm tree.
- 8) The Board appreciates the landscaping on the internal part of site. The relocation of fencing into the garden along the pool is a nice attribute. The stairway from Salsipuedes as a new entry point is a nice feature. The location of pathways, new picnic benches, and the introduction of small amounts of lawn are good features.
- 9) At this time the Board can not comment on the appropriateness of the landscaping plan due to the absence of the landscape architect. The previous preliminary plan was approved by the landscape architect for the planting.
- 10) Any modifications or changes of the location of the driveway off Salsipuedes also should conform to the retaining wall comment, #2 above.
- 11) The Board expects that the design as shown, notwithstanding the comments made previously in the motion about the street trees and planting on Salsipuedes, is a design that shall in many ways help to mitigate the size, bulk, and scale of the existing architecture, especially along Salsipuedes Street and covered parking area at the rear of building D.
- 12) Coordinate with the Building department temporary root protection for the palm tree.
- 13) Include all of the above on the working drawings.

Action: Aurell/Zink, 4/0/0. Motion carried. (Blakeley, Mosel, Mudge, and Sherry absent.)

ABR-Resubmittal Received**RECD****08/06/07**

Received 3 sets of plans per the request of the ABr on July 24, 2007 - detailed reference plans for the planting and tree preservation and wall replacement.

ABR-Final Review Hearing**APVD****08/13/07**

(Project Received Preliminary Approval on 5/7/2007. Final Approval is Requested.)

Time: 5:01

Activities:DispDate 1Date 2Date 3

Present: Karen Quinn, Applicant; Katy Rogers O'Riley, Landscaped Architect; Rob Kooyman, BDC Management.

Staff comments: Jaime Limon provided the Board with background information clarifying that there was a stop work order, he stated that there was some confusion on the part of the property owner as to whether the work needed ABR review.

Tim Downey, City Urban Forest Superintendent, reported that he has been in discussion with applicant, and will work with the applicant and the Street Tree Advisory Committee for mitigation of the additional tree removal.

Mr. Downey stated that his jurisdiction only applies to the setback and parkway trees, and the proposed tree mitigation in the parkway is acceptable, although the species is yet to be determined.

Public comment opened at 5:19 p.m. The following individuals spoke in favor or opposition:

Cheri Rae McKinney: opposed. Documents entered: correspondence and e-mails from neighbors.

Ray Choiniere: opposed; documents submitted: his public comment letter (also submitted comment letter from Dr. and Mrs. Leonard after public comment had closed).

Public comment closed at 5:27 p.m.

Motion: Final Approval of the project, as noted on plans, with the following conditions:

Applicant shall design and repair the entire length of the existing wall and new wall on Salsipuedes Street, against the sidewalk, as per their structural detail submitted with the following changes:

- 1) The block stone can be reduced to 4 to 6 inches of veneer, hopefully reutilizing existing wall, and potentially move the structural vertical battered foundation wall closer to the sidewalk, allowing more room for the palm tree in that location, and having a top stone cap covering both the concrete retaining wall and the veneer. Top of footing is not to be higher than the sidewalk at any location (detail 1, page LO-1).
- 2) Parkway hitching post and stonework: repair and relocate the hitching post back to its original condition and location. Coordinate location with the City Historian.
- 3) Restore the stonework at the parkway to its original condition.
- 4) Remove any high water use plants per City requirements for zero scape water usage.

Action: Mosel/Manson-Hing, 7/0/1. Motion (Blakeley abstained.)

ABR-Final Approval - Project	APVD	08/13/07
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ABR-Resubmittal Received	RECD	08/30/07
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stamped landscape plans per J. Limons request...?

ABR-Resubmittal Received	RECD	09/18/07
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One set of plans for review after final, minor changes to landscape plan.

ABR-Consent (After Final)	CONT	09/24/07
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(Landscaping Review.)

Continued two weeks to the Consent Calendar, with the following comments: a) the change in location of the jacaranda is acceptable; b) down sizing silkfloss trees is not acceptable; c) provide a specimen street tree; d) return with disposition of palm trees at wall (of street frontage); e) return with finalized front yard setback plans for Salsipuedes Street.

ABR-Correspondence/Contact	NOTE	10/04/07
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Meeting with Jaime, Randy, and Michelle on 10/04/07 to review plans dated 8/13/07 which received final approval with conditions and compared to plan submitted for Review After Final reviewed on 9/24/07. The purpose of the meeting was to determine the approximation of original landscaping, with tree removal, and the proposed mediation of landscaping. The following are Randy's comments:

Applicant is requested to provide an updated tree disposition plan to accurately show current status of existing vegetation and removed vegetation.

Activities:**Disp****Date 1****Date 2****Date 3**

Numbers below will reference numbers on plans dated 9/24/07.

- 1) one new Fire Wheel Spp at the South Corner of Bldg C (30' typical height).
- 2) Verify species and disposition of existing tree. The four proposed Jacarandas are adequate.
- 3) Northeast of Bldg A - add tree and shrubs.
- 4) Confirm whether the existing bottle tree indicated to remain (as indicated on the 8/13/07 plans) is still there or whether it was removed. If it was removed replace with a significant evergreen canopy tree.
- 5) West end of building B and D - Replace with tall evergreen species. Plans indicated new tree to be suggested by City Arborist. City Arborist does not have purvue over this location.
- 6) Westside of building C - left wing / interior court yard area - add one small to medium canopy tree - either evergreen or deciduous species.
- 7) Provide sufficient landscaping to shield carport.
- 8) Confirm the status of the palms which indicate to be relocate and confirm the proposed relocation position.
- 9) Verify disposition of two palms at southwest corner of building D - remain in existing location or relocated?

ABR-Consent (After Final)**CONT****10/08/07**

(Landscaping review continued.)

Continued two weeks to Consent Calendar with the following comments: 1) Add tall screen trees or Palms between buildings B and C. 2) Olive trees are not acceptable for substitutes to silk floss trees. 3) Corrections as noted per Board member Mudge's comments dated October 4, 2007 [see MST case activity].

Building Permit Issued**I****10/17/07**

BLD2007-02126

ABR-Resubmittal Received**RECD****10/18/07**

One set received for Review After Final on Consent.

ABR-Consent (After Final)**APVD****10/22/07**

(Landscaping Review Continued.)

Final Approval as noted.

ABR-Final Approval - Project**APVD****10/22/07**

Final Approval as noted on plans with notes to be verified by staff.

(F) Print ALL Actions of Case**01/07/08****(F) Print A B R Activities****01/09/08****(F) Print ALL Actions of Case****01/15/08**